

CASE NUMBER: 15SN0621

APPLICANT: Chesterfield County Board of Supervisors



**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Planning Commission (CPC)

Public Hearing Date:

APRIL 21, 2015

CPC Time Remaining:

100 DAYS

Applicant's Agent:

KIRKLAND TURNER

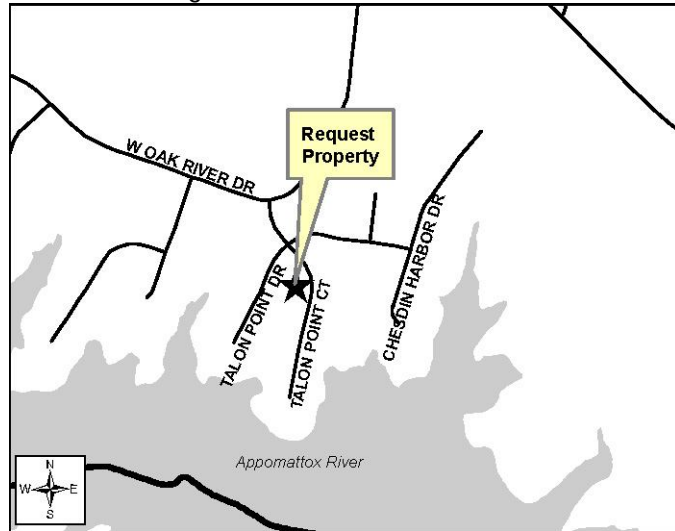
(804-748-1049)

Planning Department Case Manager:

ROBERT CLAY (804-796-7122)

CHESTERFIELD COUNTY, VIRGINIA

Magisterial District: MATOACA



APPLICANT'S REQUEST

Rezone from Agricultural (A) to Residential (R-15).

The subject parcel (zoned A) and an adjacent lot in the Eagle Cove subdivision (zoned Residential (R-15)) are under one ownership. The owners propose to construct a garage on the subject property as accessory to their residence on the adjacent lot, but are unable to meet Agricultural (A) building setbacks. Approval of this rezoning would permit a re-subdivision of these two (2) properties into one (1) lot and allow building setbacks to comply with the less restrictive Residential (R-15) requirements.

(NOTE: The only condition that may be imposed is a buffer condition. The property owners may proffer conditions.)

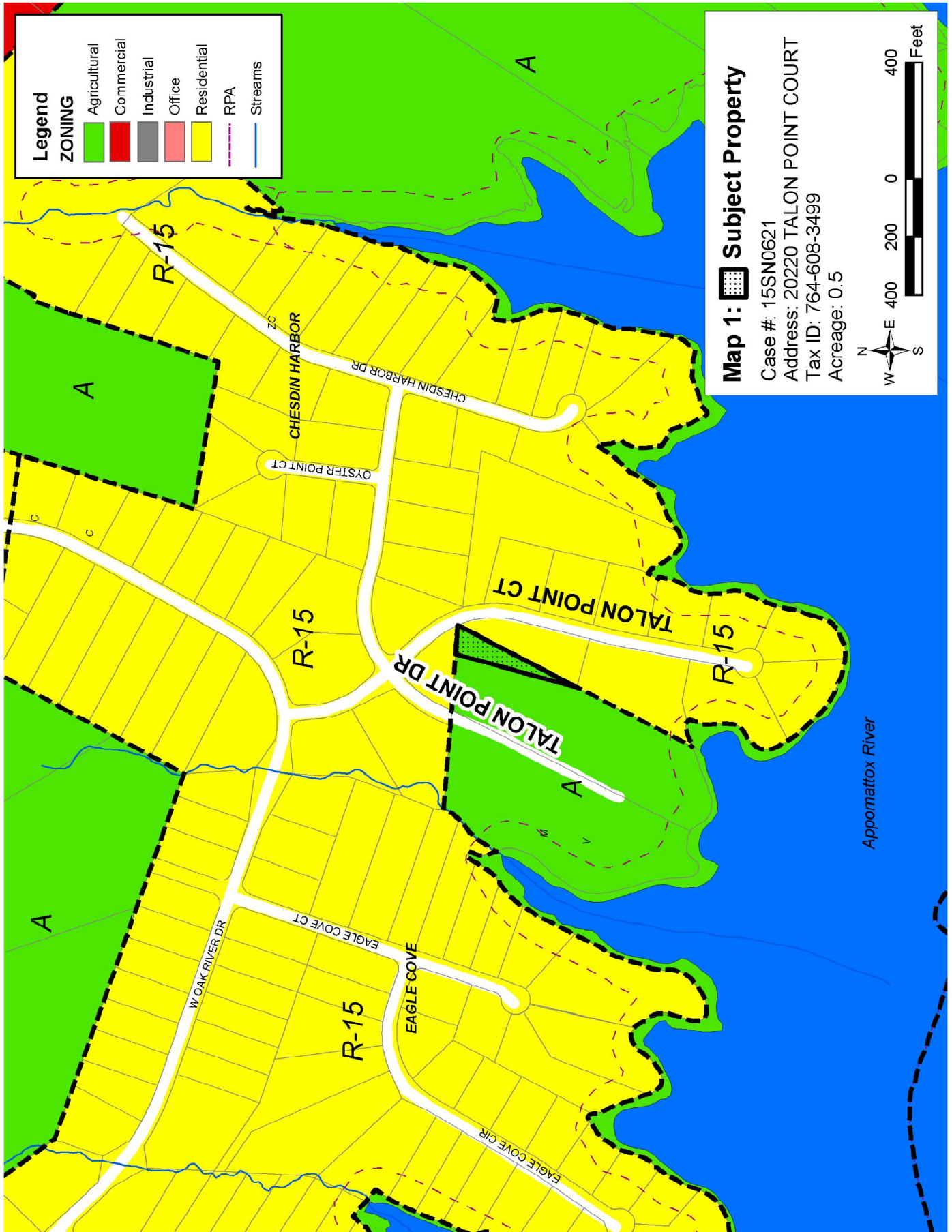
RECOMMENDATION

STAFF

RECOMMEND APPROVAL

- Complies with Comprehensive Plan
- No impact on area development

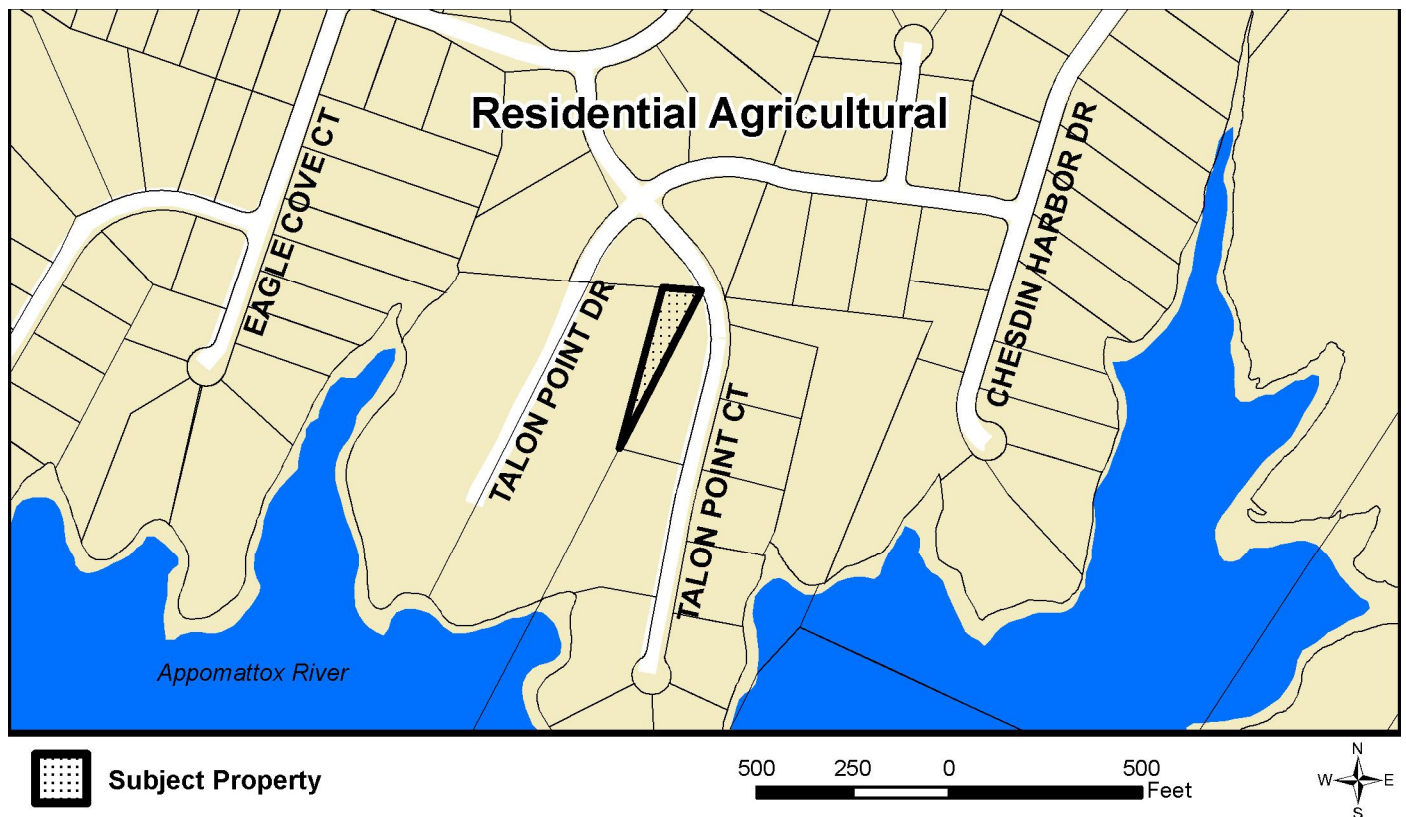
SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	-
BUDGET AND MANAGEMENT	-
FIRE	-
PARKS AND RECREATION	-
LIBRARIES	-
SCHOOLS	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-



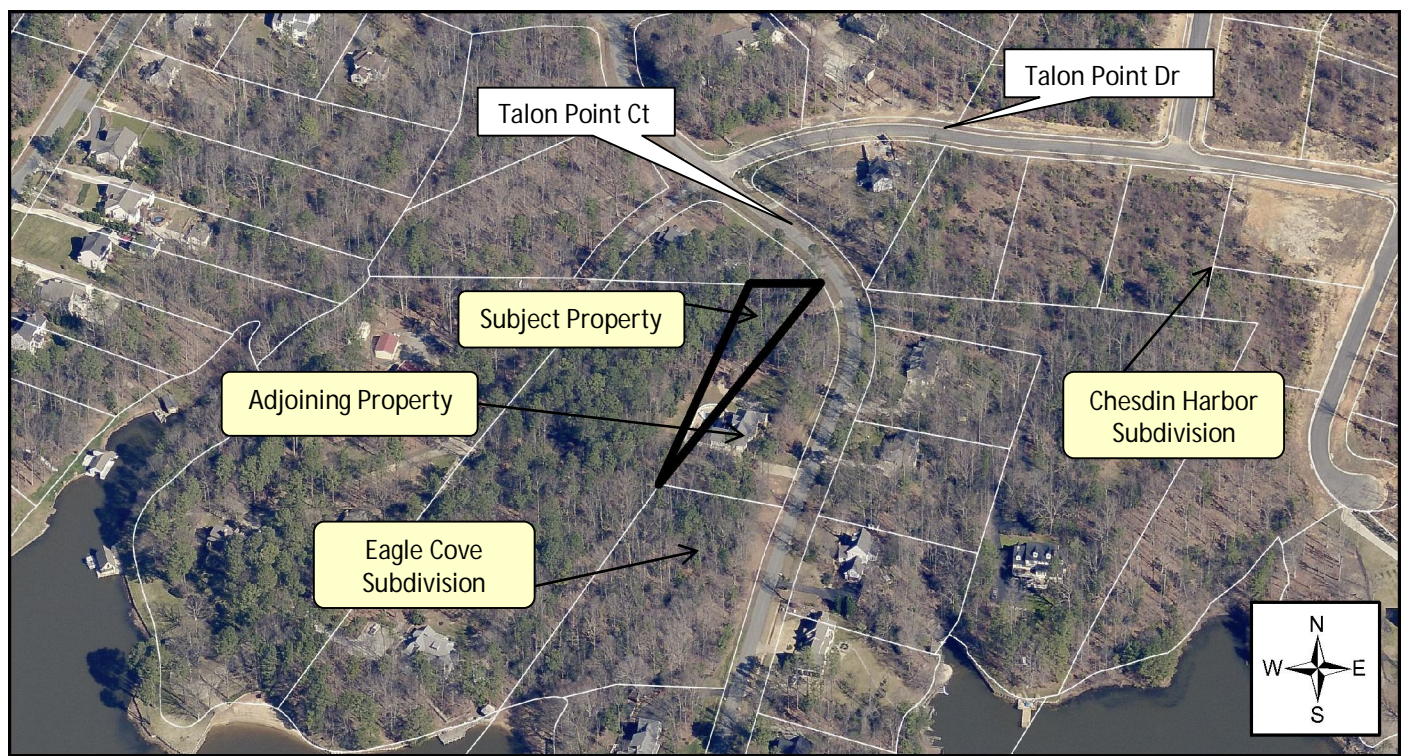
Map 2: Comprehensive Plan

Classification: **RESIDENTIAL AGRICULTURAL**

The designation suggests the property is appropriate for a combination of agricultural and residential uses, with residential development not exceeding 5 dwellings per acre and located on 1 to 5 acre lots.



Map 3: Surrounding Land Uses & Development



PLANNING

Staff Contact: Robert Clay (804-796-7122) clayr@chesterfield.gov

PROPOSAL

Both the adjacent lot in Eagle Cove subdivision (zoned R-15) and the subject parcel (zoned A) were considered in combination for the purpose of constructing the existing single family dwelling in 1997, as well as associated accessory improvements. When two properties are used in combination for construction, the Ordinance requires compliance with building setback standards for the more restrictive zoning district. As such, the proposed garage must meet building setbacks for the Agricultural (A) District. Rezoning this parcel to R-15 would permit the re-subdivision of the two (2) properties into one (1) lot, allowing future building improvements to be subject to the less restrictive R-15 setback standards.

Should this proposal be approved, the next step for the property owners would be to combine the properties through the re-subdivision (lot line modification) process.

FINANCIAL IMPACT ON CAPITAL FACILITIES

Budget and Management

Staff Contact: Natalie Spillman (717-8767) spillmann@chesterfield.gov

The need for schools, parks, libraries, fire stations and transportation facilities in this area is identified in the County's adopted Public Facilities Plan, Thoroughfare Plan and Adopted Capital Improvement Program and further detailed by specific departments in the applicable sections of this request analysis.

The property owner has requested a rezoning from Agricultural (A) to Residential (R-15) with plans to combine the newly zoned parcel with an adjacent residentially zoned lot under the same ownership. The property owner has proffered the property will not be further subdivided, which means there will be no additional lots created. (Proffered Condition)

The circumstances relevant to this case, as presented by the applicant/owner, have been reviewed, and it has been determined that the proposed zoning will result in minimal impact on capital facilities.

PUBLIC FACILITIES

FIRE SERVICE

Staff Contact: Greg Smith (804-706-2012) smithgd@chesterfield.gov

This request will have minimal impact on fire and emergency medical services (EMS).

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Matoaca Station, Company Number 8
EMS Facility	The Ettrick-Matoaca Volunteer Rescue Squad

COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804) 748-1037 banksj@chesterfield.gov

The Comprehensive Plan, which includes the Thoroughfare Plan, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and it is anticipated to be minimal.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

VDOT Land Use Regulations

Traffic Impact Analysis (24VAC30-155)	
Access Management (24VAC30-73)	
Subdivision Street Acceptance (24VAC30-91/92)	
Land Use Permit (24VAC30-151)	
Summary	VDOT has no comment

WATER AND WASTEWATER SYSTEMS

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

Water and Wastewater Systems			
	Currently Serviced?	Size of Existing Line	Connection Required by County Code?
Water	Yes	6"	Yes
Wastewater	No	NA	No

The proposed request will not impact the public water system.

ENVIRONMENTAL

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

Environmental Engineering has no comment on this request.

CASE HISTORY	
Applicant Submittals	
12/28/14	Application submitted by property owners
3/11/15	Application initiated on behalf of the property owners by the Board of Supervisors. Previous application voided and refund processed.

PROFFERED CONDITION

The property shall not be further subdivided. (P)